

Neighborhood Enhancement Project

925 Howard Street, Green Bay, WI 54303

The Redevelopment Authority (RDA) of the City of Green Bay is requesting proposals for purchase and rehabilitation of 925 Howard Street, Green Bay, WI 54303. The goal of this project is to rehabilitate this residence for owner-occupancy. Proposals submitted must meet the guidelines as described below. **Proposals must be submitted to the Office of the Redevelopment Authority by the second to last Wednesday of each month in order to be considered for selection at the following month's RDA meeting.** Staff will review each proposal submitted and will rank them based on the grading scale below. The RDA reserves the right to deny any proposal based on the score received, as determined by the staff of the City of Green Bay.

Information	
Assessed land value*	\$14,400
Assessed house value*	\$68,100
Total Assessed value*	\$82,500
Fair Market value*	\$76,000
Parcel Number	3-477
Lot Size	50.8' X 121.5'
Building Sq. Footage	1,234 SF
Age of Building	92 years
Style	Early Ranch 3 Bedrooms – 1 Bathroom
Present Use	Single-family house.

*Estimated values

A building walkthrough will be required for any developer who wishes to submit a proposal for this project. Each developer will be allowed a single, one hour walkthrough. Arrangements should be made at this time for any sub-contractors or interested parties to attend. Developers may request a walkthrough by emailing the contact information below or calling 920-448-3354.

For your proposal, please provide the following information as well as any other information you feel is pertinent:

- Provide the developer's name, address, telephone number and email address.
- Describe the project. Provide a scope of work listing items to be rehabilitated and the type of materials to be used. (At this time it is understood that the plans are preliminary.) Quality materials should be utilized for project and should be medium to high grade in nature. Scope of work should also include yard and landscaping plans. Property will need to be code compliant when complete. A list of currently known violations, per the City of Green Bay, is attached.
 - The development should be compatible with the scale and character of the existing neighborhood. Things such as siding and exterior trim must be consistent, in design, with the greater neighborhood architecture. Proposals should reflect careful evaluation of the project's relationship to the adjacent residential neighborhood.

- State the estimated rehab investment costs as well as expected sales price for completed project. Developer should provide a budget for rehab costs. This should include a detailed and comprehensive breakdown of all costs. Developer will be responsible for the costs of obtaining all building permits. **A purchase price of \$5,000** will be required for this property.
- Developer must provide a timetable for the rehabilitation activities including start and completion dates as well as a final goal for attaining occupancy of the property. Briefly discuss other projects (if any) that may limit the developers ability to complete this project in a timely manner.
- Proposals should identify planned sources of financing for site acquisition and rehabilitation costs of the project. Attach any proof of funding sources; i.e. bank statements, loan approvals, etc.
- Explain the developer's qualifications and related experience in rehabilitating properties. Discuss how the property will be marketed. Provide any examples of previous projects that may relate to this type of rehabilitation. Provide a list of contractors/ subcontractors to be used for this project.

Selection Criteria will be graded as follows:

Factor	Point Value Up to
Investment	28
Structural analysis	(4)
Layout	(4)
HVAC & utility analysis	(4)
Interior finishes	(4)
Exterior & landscaping	(4)
Expenses	(4)
Expected sell price	(4)
Capacity	8
Time to complete	(4)
Ability	(4)
Financials	4
Funding sources	(4)
Experience	8
Marketing strategy	(4)
Previous projects	(4)
Total Points	48

Grading scale: Exceptional Substandard

4 3 2 1 0
A B C D F

City of Green Bay staff will contact developers once a proposal is selected. Upon selection of a proposal, City staff will present the proposal to the RDA for final approval. A development agreement will be executed between the RDA and the chosen developer following the approval.

Questions and comments shall be submitted in written form or emailed to the contact information provided below. No questions will be answered by phone.

Contact: Ken Rovinski, kennethro@greenbaywi.gov

Mailing address:

**100 N Jefferson Street, Room 608
Green Bay, WI 54301**

VIOLATIONS NOTICE:

General

Site:

- Remove shed in the rear yard.
- Minimum 1.5 stall garage.
- Replace driveway.
- Provide new landscaping.

Basement:

- Remove all coverings on the exterior walls for review. Walls may need repair. There was no water flowing across the floor but there is evidence of leaking from the base of the walls
 - Evaluate center main beam and supports for structural stability.
 - Evaluate beam pockets.
- Per the head room the basement is non-habitual space.

1st floor:

- Remove existing floor coverings and stiffen existing floor joist to alleviate bouncing.
- Replace windows that do not meet energy or egress standards.
- Repair leaks that were or are in the roof system.
- Evaluate the existing roof structural components.
- Evaluate roof venting.
- Replace front porch steps
- Review 2nd exit rise into structure.
- Siding is to be replaced.

Plumbing/ HVAC

- Complete replacement from the base of each drain stack and water meter.
- Sanitary sewer needs to be televised. It is required that a digital copy be provided to the city. The sewer could be bad and the source of the sink hole in the driveway.
- Furnace to be replaced.
- Ducts are to be cleaned by a qualified service provider after the house repairs are complete.

Electrical

Note: An electrical panel change was performed in the past without permits or inspections and was done incorrectly. Service wires were extended from former fuse panel to new panel along with circuit wiring. Service wires cannot be combined with circuit conductors in the same raceway.

- Service must be redone completely including proper bonding, grounding, electrode system etc.
- Unsupported nm cables and EMT conduit in the basement must be secured and protected using listed fittings where needed per NEC 334 & 358.
- Several cover plates for switches and receptacles needed throughout home.
- Receptacles are to be added per spacing requirements of NEC 210.52.
- All receptacles throughout home must be wired correctly and either grounded properly or ground fault protected if no grounds are present.
- Replace all worn or damaged receptacles and switches. All replaced receptacles must be of the tamper resistant type.
- All existing GFCI receptacles are to work properly.
- All kitchen counter and bathroom receptacles must be GFCI protected.
- All habitable rooms must have a switched lighting outlet.
- All entry doors must have an exterior switched light.
- There must be an exterior VWR rated receptacle at the front and at the rear of home and must be accessible from grade level.
- Hard wired smoke detectors and CO detectors are to be installed where required.